



REAL ESTATE ADVISORS

BROKERAGE . DEVELOPMENT CONSULTING . INVESTMENT SALES

FOR LEASE

296 Richey Road, Pelzer SC 29669



LEASE RATE:
\$6.50/sf nnn

PROPERTY INFORMATION

- Approximately +/-7,700sf
- Flex Building
- Can be used for office, retail or industrial
- Over 3400sf of warehouse space
- Curbside parking
- 2 Dock Doors
- Zoned S-1, Greenville County
- CLOSE to Highway 25 and the southern connector

CONTACT:

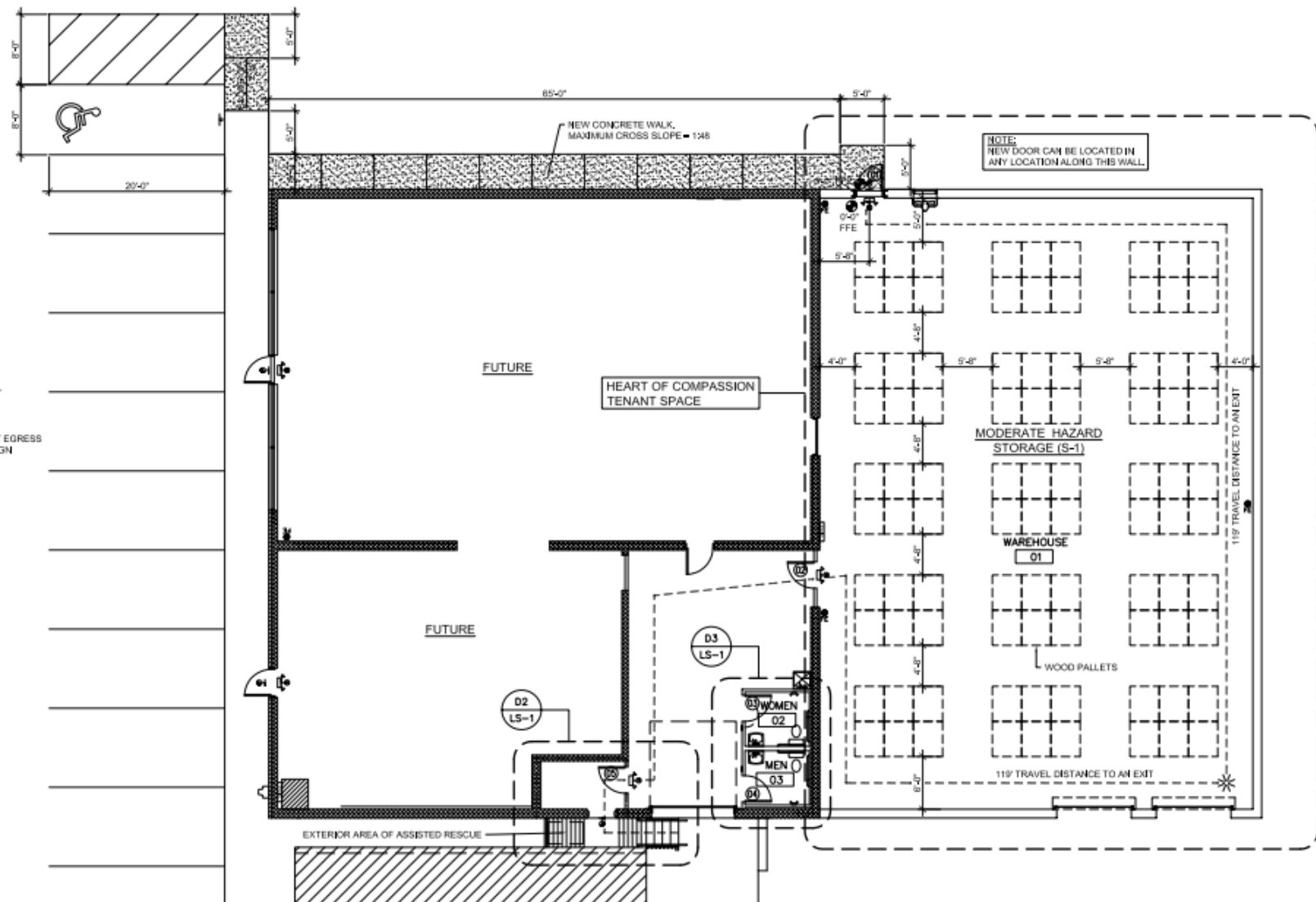
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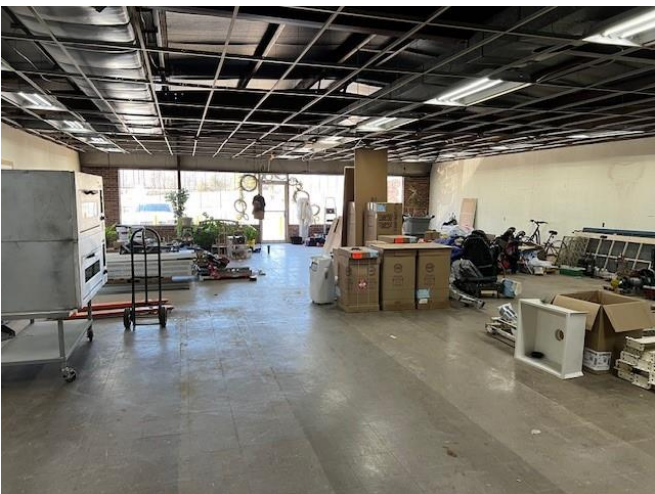
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Photos

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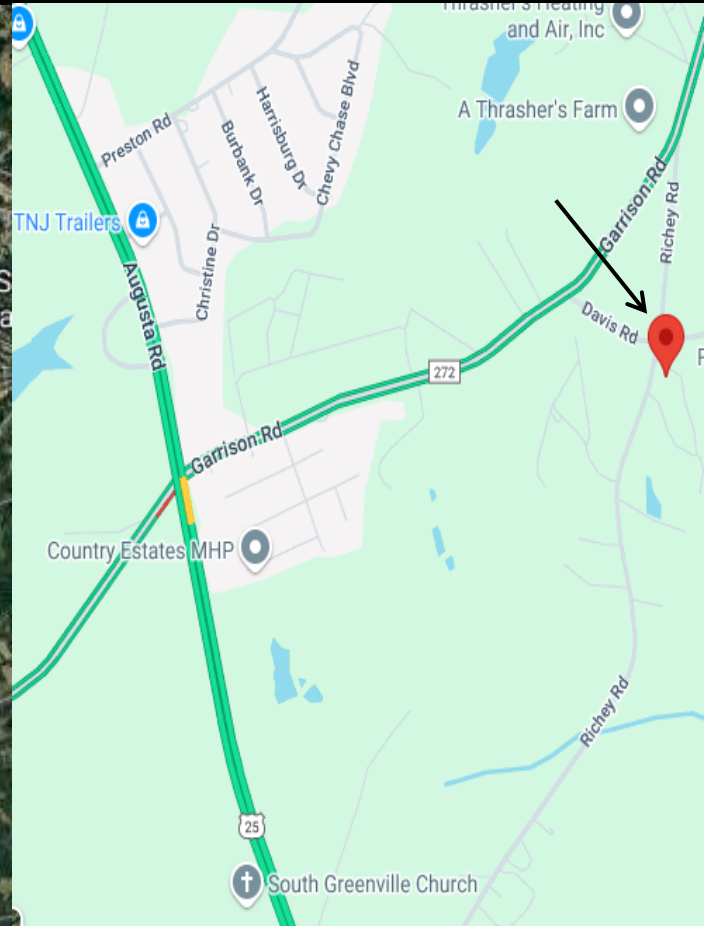
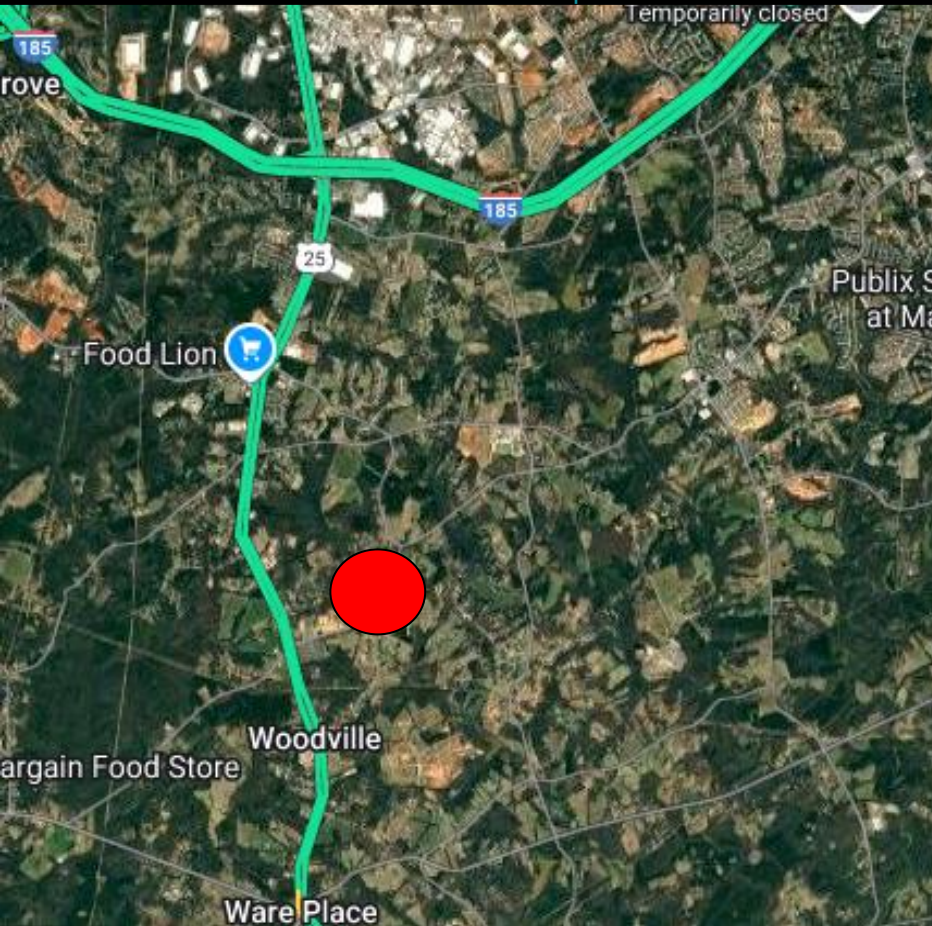


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MAP

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Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Garrison Rd	Richey Rd S	2,192	2022	0.38 mi
Augusta Rd	Gilliam Dr SE	14,912	2022	0.96 mi
Reedy Fork Rd	Shadowmere Dr S	1,949	2022	1.32 mi
Garrison Rd	Lollis Rd NE	1,903	2022	1.71 mi
West Georgia Road	Mimms Rd E	1,097	2022	1.77 mi
W Georgia Rd	Mimms Rd E	1,151	2022	1.78 mi
Sandy Springs Rd	Mimms Rd SE	3,442	2022	2.13 mi
Augusta Rd	Bessie Rd NE	17,095	2022	2.44 mi
Hopkins Rd	Cody Lee Ln SE	453	2022	2.64 mi
State Hwy 8	Garrison Rd E	9,632	2022	3.52 mi

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